

**ACTION AGENDA
PLANNING COMMISSION
Of the City of Chula Vista, California**

**6:00 p.m.
Wednesday, May 10, 2006**

**City Hall
New Council Chambers
276 Fourth Avenue
Chula Vista, CA**

MEMBERS PRESENT: Madrid, Felber, Bensoussan, Nordstrom, Tripp

- 1. PUBLIC HEARING:** PCC 06-62; Consideration of a Conditional Use Permit to permit the sale and on-site consumption of alcohol associated with a 3,200 sf restaurant within the Eastlake Village Walk commercial center at the northwest corner of Eastlake Parkway and Miller Drive.

*Continued to
May 31, 2006*

- 2. PUBLIC HEARING:** PCZ 05-03/PCS 04-06; Consideration of the following:

*Recommend
Denial
(5-0)*

- a. Rezone with Precise Plan Modifying District to change to eastern 200 feet of project site from R1 to R1P6 along with Precise Plan development standards.
- b. Tentative Subdivision Map to divide 2.06 acre project site located at 160 North Del Mar into 12 residential lots and one common lot in order to allow a planned residential development. Villas Del Mar, LLC.
(Legislative)

- 3. PUBLIC HEARING:** PCC 06-30; Consideration of a Conditional Use Permit to allow three detached units (single –family) on a single lot located at 46 Madison Avenue in the R3 (Multi-Family Residential Zone). *(Quasi-Judicial)*

*Approved
(4-1)*

4. PUBLIC HEARING: Consideration of:

*Recommend
Approval
on a.,b.,c.,d.
(5-0)*

- a. EIR 02-02; Consideration of the Final Second Tier Environmental Impact Report (EIR 02-02) for the Otay Ranch Villages Two, Three, and a portion of Village Four, Sectional Planning Area (SPA) and Tentative Map.
- b. GPA 01-01 and PCM 01-01; Request to amend the City of Chula Vista General Plan and the Otay Ranch General Development Plan (GDP) including amendments to the Phase 1 and 2 Resource Management Plan (RMP) and Chula Vista Multiple Species Conservation Plan (MSCP) for Villages Two, Three and a portion of Village Four. Otay Project LP
- c. PCM 01-01; Consideration of a Sectional Planning Area (SPA) Plan including Planned Community District Regulations, Village Design Plan, Business Park Design Plan, Public Facilities Finance Plan, Affordable Housing Program and other regulatory documents on 1,187.3 acres of land in Villages Two, Three and a portion of Four of the Otay Ranch.
- d. PCM 06-05; Consideration of a Tentative Subdivision Map for Village Two and a portion of Village Four of Otay Ranch.

5. PUBLIC HEARING:

*Recommend
Approval
(5-0)*

PCS 06-02; Consideration of application for the proposed conversion of the existing 336-unit Missions at Sunbow Apartment complex to 336 condominium units for individual ownership. LDM Sunbow, LLC. *(Quasi-judicial)*

6. PUBLIC HEARING:

*Continued to
May 31, 2006*

PCS 05-06; Consideration of application for the proposed conversion of the existing 124-unit 307 Orange Avenue apartment complex to 124 condominium units for individual ownership. Premier Coastal Development. *(Quasi-Judicial)*.